



## **Kingswood Heights, Queen Mary Avenue, London, E18 2FP**

**£365 Per Week**

A 1 bedroom apartment for rent located within this secure gated development set around private gardens in South Woodford E18.

Open plan living area, modern fitted kitchen and bathroom suite, wooden flooring and a large terrace.

Well maintained gardens, 24hour concierge.

Short walk to South Woodford tube station, Waitrose, local shops, bars and restaurants.

Comes furnished.

PROPERTY AVAILABLE FROM NOW.

- South Woodford E18
- Land Scaped Gardens
- Private Terrace
- 1 Bedroom Flat
- Available From Now
- Comes Furnished
- 2 Minutes Walk To South Woodford Tube Station
- 24 Hour Concierge Services

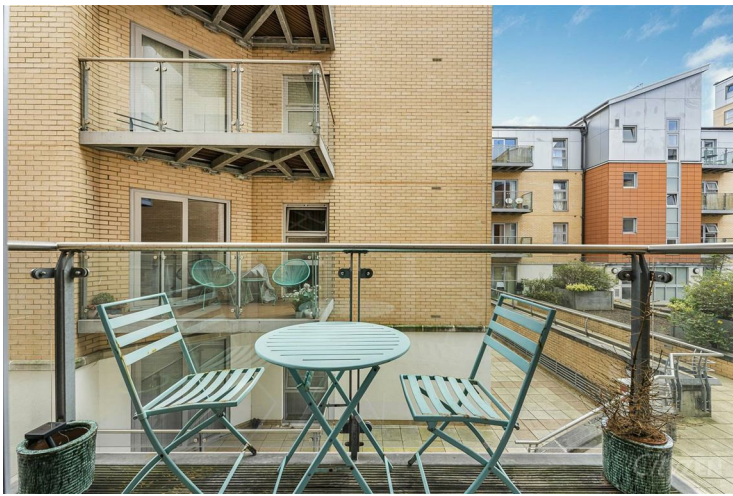
# Kingswood Heights, Queen Mary Avenue, London, E18 2FP



RECEPTION ROOM



BALCONY



BALCONY



KINGSWOOD HEIGHTS



GARDENS



KITCHEN

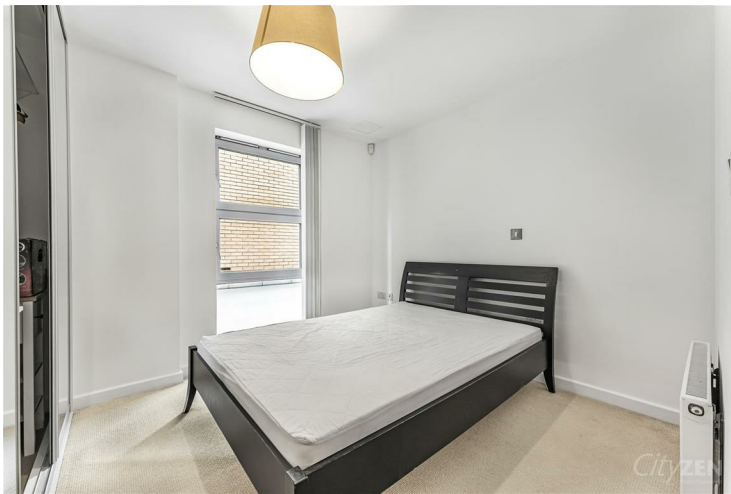
# Kingswood Heights, Queen Mary Avenue, London, E18 2FP



**SHOWER ROOM**



**RECEPTION ROOM**



**BEDROOM**



**RECEPTION ROOM**



**BEDROOM**



**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 82      | 82        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.